

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 85 - 2017

Being a By-law to amend By-law No. 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville

WHEREAS By-law No. 1-2014 is the Town's Comprehensive Zoning By-law to regulate the use of land and the character, location and use of buildings and structures in the Town of Kingsville;

AND WHEREAS the Council of the Corporation of the Town of Kingsville deems it expedient and in the best interest of proper planning to further amend By-law No. 1-2014 as herein provided;

AND WHEREAS there is an Official Plan in effect in the Town of Kingsville and this By-law is deemed to be in conformity with the Town of Kingsville Official Plan;

AND WHEREAS it is deemed advisable to make the said lands subject to a holding classification for which the owner may apply to have the said holding classification removed once an Environmental Impact Assessment and Specific at Risk review (including MNR clearance) site plan and associated site plan agreement are prepared to the satisfaction of the Town;

NOW THEREFORE THE COUNCIL FOR THE CORPORATION OF THE TOWN OF KINGSVILLE ENACTS AS FOLLOWS:

1. That Subsection 6.3.1 RESIDENTIAL ZONE 3 URBAN EXCEPTIONS is amended with the addition of the following new subsection:

6.3.1.23 'RESIDENTIAL ZONE 3 URBAN 23 (R3.1-23)'

For lands shown as R3.1-23 on Map 65 (Prince Albert St N) Schedule "A" of this By-law.

a) Permitted Uses

Those uses permitted under Section 6.1.1 and 6.3.1

b) Permitted Buildings and Structures

A single detached dwelling on a lot created by consent
A maximum 16 dwelling units

c) Zone Provisions – Semi-Detached Dwellings/Semi-Detached Dwelling Units, Townhouse Dwellings / Townhouse Dwelling Units

- i) Minimum lot area – 0.68 ha
- ii) Minimum lot frontage - 20 m
- iii) Minimum front yard – 38 m
- iv) Minimum side yard - 5.4 m
- v) Minimum rear yard – 1.5 m from lands zoned Natural Environment, (NE) or as outlined in the approved Environmental Assessment whichever is greater
- vi) Minimum Gross Floor Area – 88 sq. m
- vii) Maximum lot coverage - 40%

d) Zone Provisions – Single Detached Dwelling

- i) Provisions of the (R1.1) Section 6.1.1 Residential Zone shall apply

e) Permitted Uses, Buildings and Structures for lands zoned 'Residential Zone 3 Urban Exception 23, holding, (R3.1-23(h))' shall be limited to those uses, building and structures existing on the date of passing of this by-law.

- f) For lands zoned 'Residential Zone 3 Urban, Exception 23, holding, (R3.1-23(h))' the zoning may be amended under Section 36 of the Planning Act to '(R3.1-23)' once:
 - i) An Environmental Impact Assessment and Specific at Risk review (including MNRFP clearance) site plan and associated site plan agreement are prepared to the satisfaction of the Town.
- 2. Schedule "A", Map 65 of By-law 1-2014 is hereby amended by changing the zone symbol on lands known municipally as Part of Lots 1 & 2, Concession 1, Western Division, and locally known as 169 Prince Albert Street North, as shown on Schedule 'A' in grey attached hereto from 'Residential Zone 1 Urban, (R1.1)' and 'Residential Zone 1 Urban, holding, (R1.1(h))' to 'Residential Zone 3 Exception 23, holding (R3.1-23(h))'.
- 3. Schedule "A", Map 65 of By-law 1-2014 is hereby amended by changing the zone symbol on lands known municipally as Part of Lots 1 & 2, Concession 1, Western Division, and locally known as 169 Prince Albert Street North, as shown on Schedule 'A' in cross hatch attached hereto from 'Residential Zone 1 Urban, holding, (R1.1(h))' to 'Natural Environment, (NE)'.
- 4. This by-law shall come into force and take effect from the date of passing by Council and shall come into force in accordance with Section 34 of the Planning Act.

READ a FIRST, SECOND and THIRD time and FINALLY PASSED this 14th day of August, 2017.

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo

Schedule 'A'



Part of Lots 1 and 2, Concession 1 WD
169 Prince Albert Street North
Zoning By-law Amendment ZBA/14/17



0 12.5 25 50 75 100 Meters



- Schedule "A", Map 65 of By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in grey attached hereto from 'Residential Zone 1 Urban, (R1.1)' and 'Residential Zone 1 Urban, holding, (R1.1)' to 'Natural Environment, (NE)'



- Schedule "A", Map 65 of By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in grey attached hereto from 'Residential Zone 1 Urban, (R1.1)' and 'Residential Zone 1 Urban, holding, (R1.1)' to Residential Zone 3 Exception 23, holding, (R3.1(h))'